

321 WEST 44TH STREET – THE PLANT BUILDING

MIDTOWN WEST

OFFICE SPACE FOR LEASE

321 WEST 44TH STREET

HELL'S KITCHEN

The Plant Building offers distinctive Midtown office space with an attended lobby, renovated common areas, and convenient access to major transportation. Just blocks from the Port Authority Bus Terminal and Times Square, the property is well positioned for commuters traveling throughout Manhattan and the greater New York metropolitan area. Its Theater District location provides easy access to a wide range of restaurants, hotels, entertainment, and everyday amenities.

The building is one of New York City's most storied music addresses. From 1968 to 1987, it was home to the legendary Record Plant recording studio, where artists including John Lennon, Jimi Hendrix, Bruce Springsteen, Aerosmith, and Billy Joel recorded some of their most memorable work.

Tenants enjoy access to a shared rooftop and a conference room located within John Lennon's former recording studio, along with two private restrooms.

The Plant Building offers a rare combination of modern office amenities, authentic New York history, and distinctive character in the heart of Midtown.

Square Footage	2,695 - 8,508
Term	Negotiable
Possession	Immediate
Pricing	Upon Request
Nearby Transportation	Port Authority Times Square

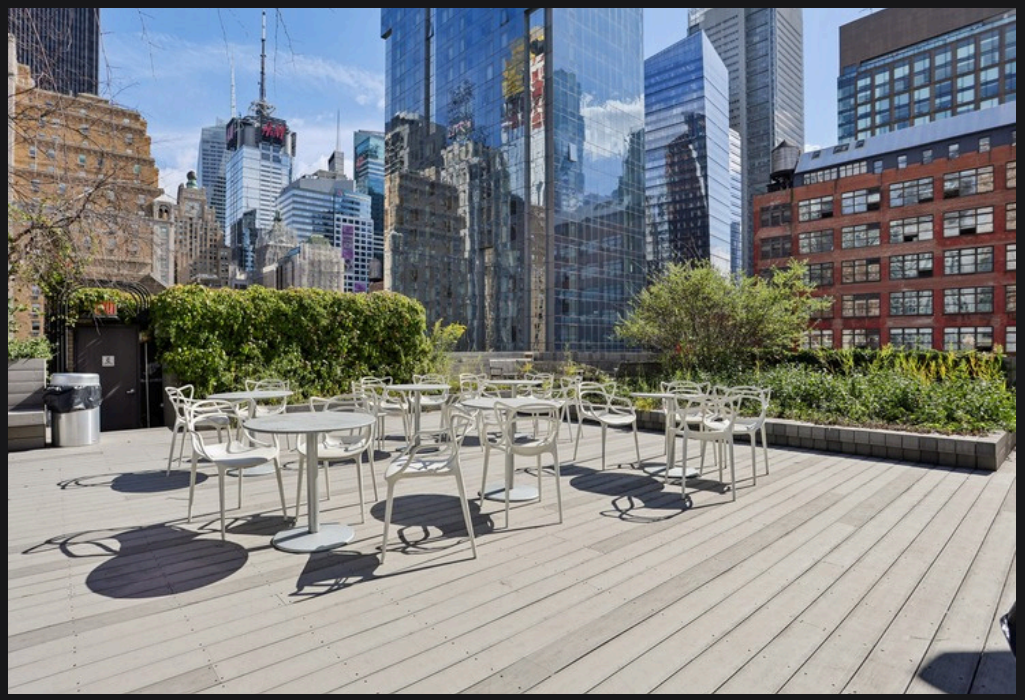


SHARED ROOF DECK AND CONFERENCE ROOM











Suite 200

8,508 RSF


EXIT







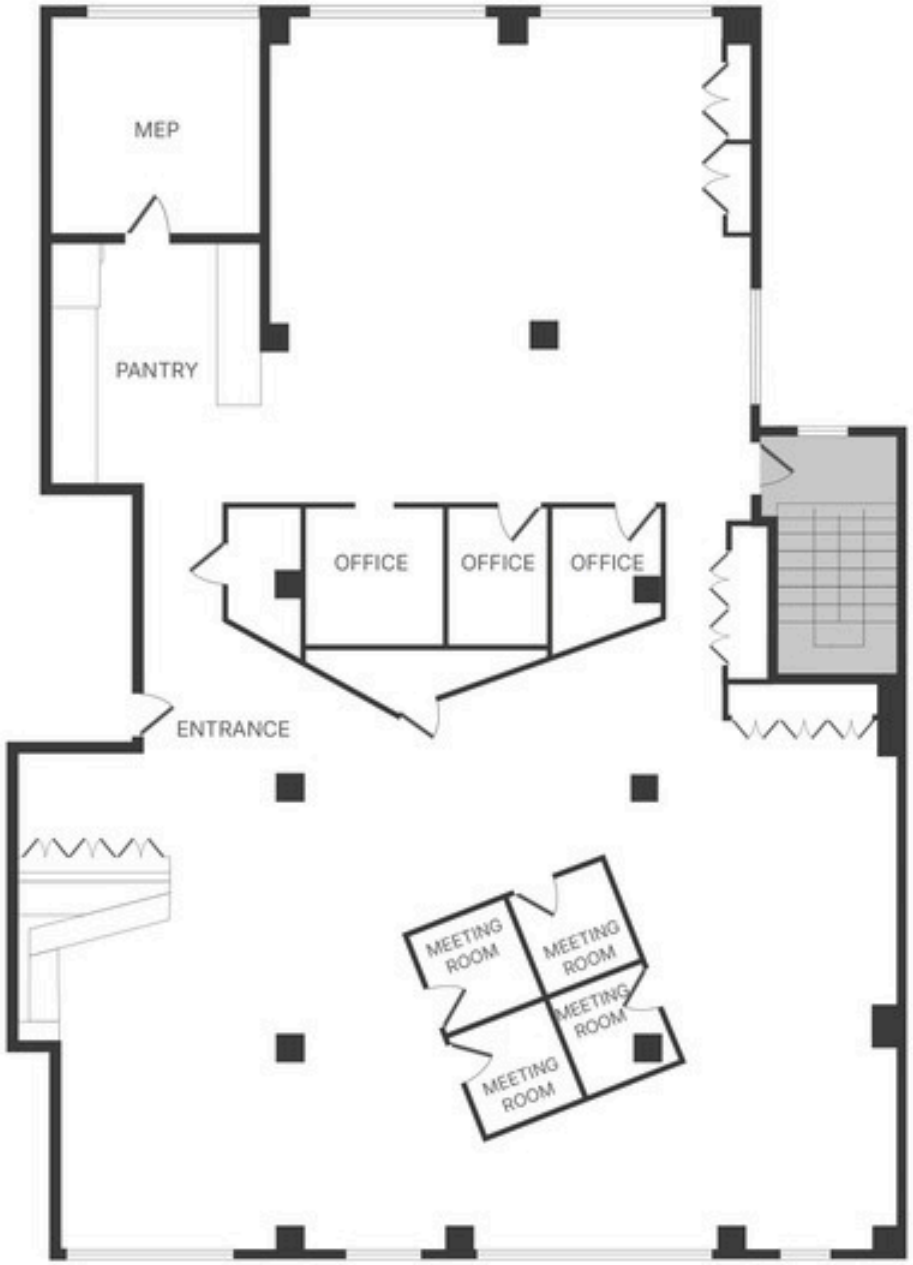
Suite 200

SIZE

8,508 RSF

FEATURES

- Reception
- 3 Offices
- 4 Meeting Rooms
- 2 Large Wet Pantries
- Workstations for 20
- 1 Phone Booth
- High-End Showroom Buildout
- High Ceilings
- Concrete Floors
- Fully Glass Offices
- High Exposed Ceilings





Suite 600

8,286 RSF






VIRTUALLY STAGED



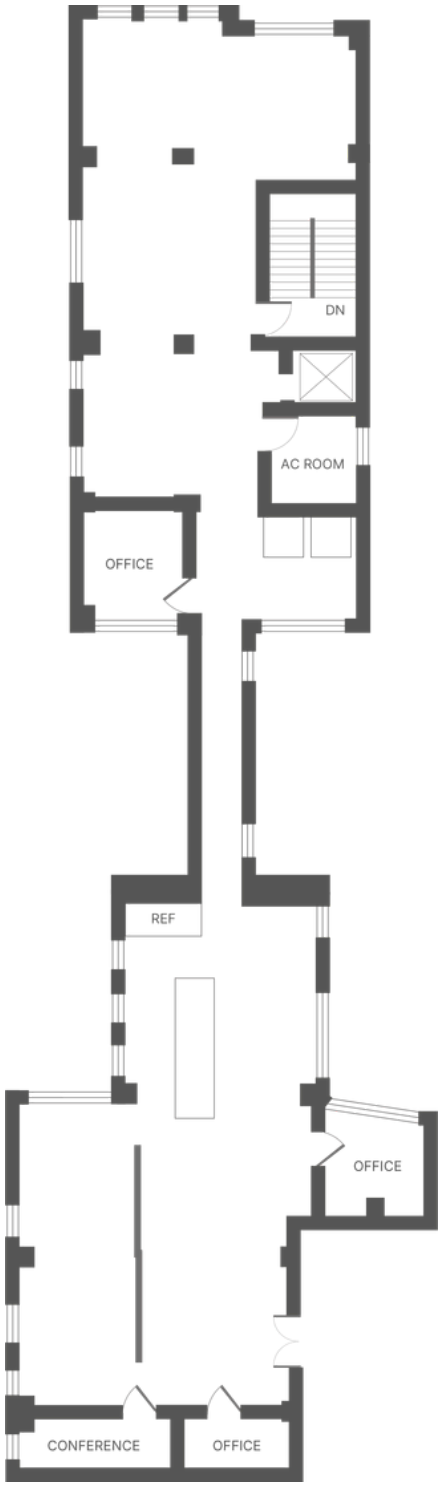
Suite 600

SIZE

8,286 RSF

FEATURES

- Furnished Office
- Reception
- 3 Offices
- 1 Conference Room
- 2 Phone Booths
- Pantry
- 40+ Workstations





Suite 601

8,767 RSF






EXIT
VIRTUALLY STAGED



Suite 601

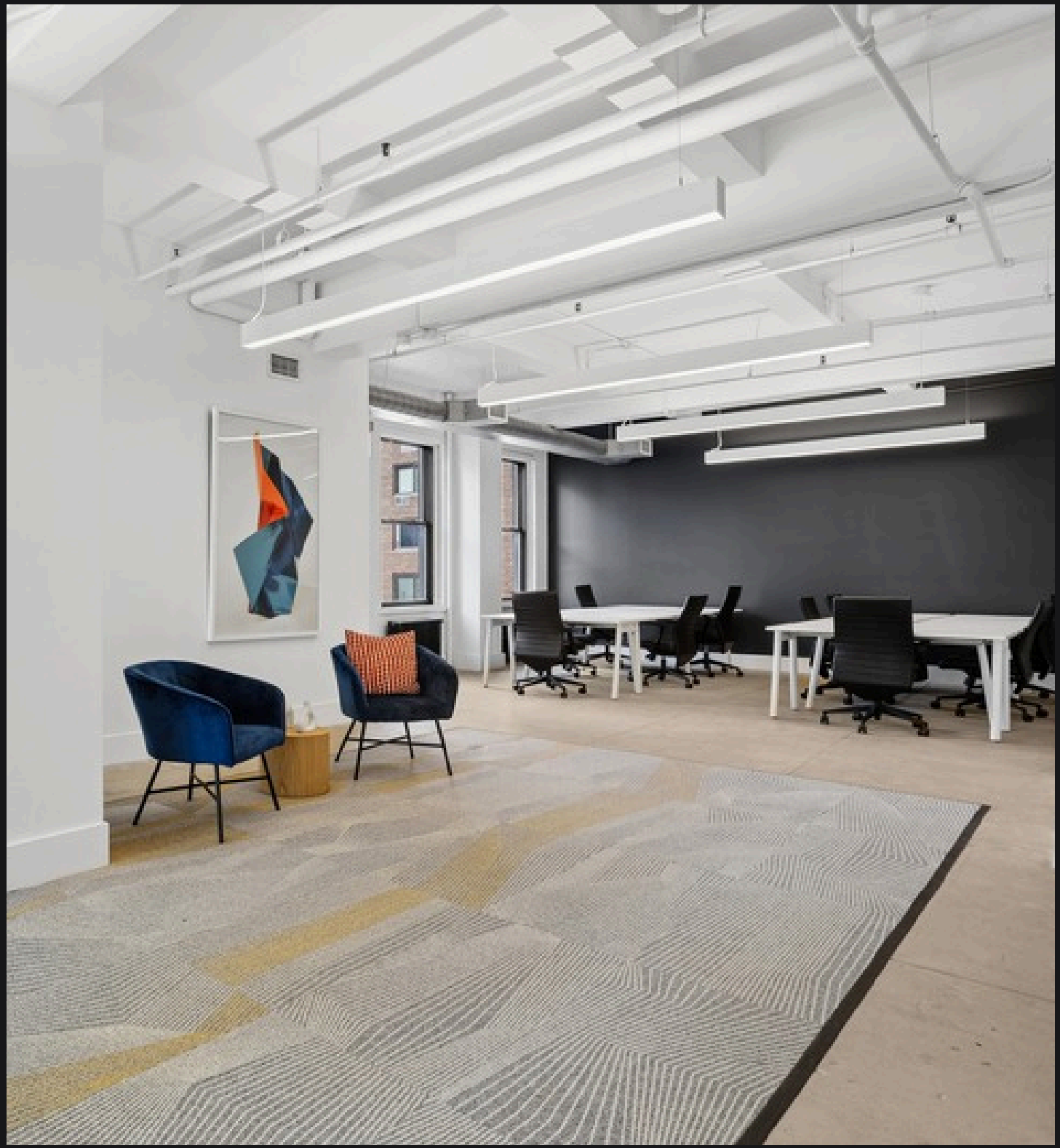
SIZE

8,767 RSF

FEATURES

- Corner Office
- 8 Offices
- 1 Conference Room
- Pantry
- 60+ Workstations





Suite 605

2,695 RSF


EXIT



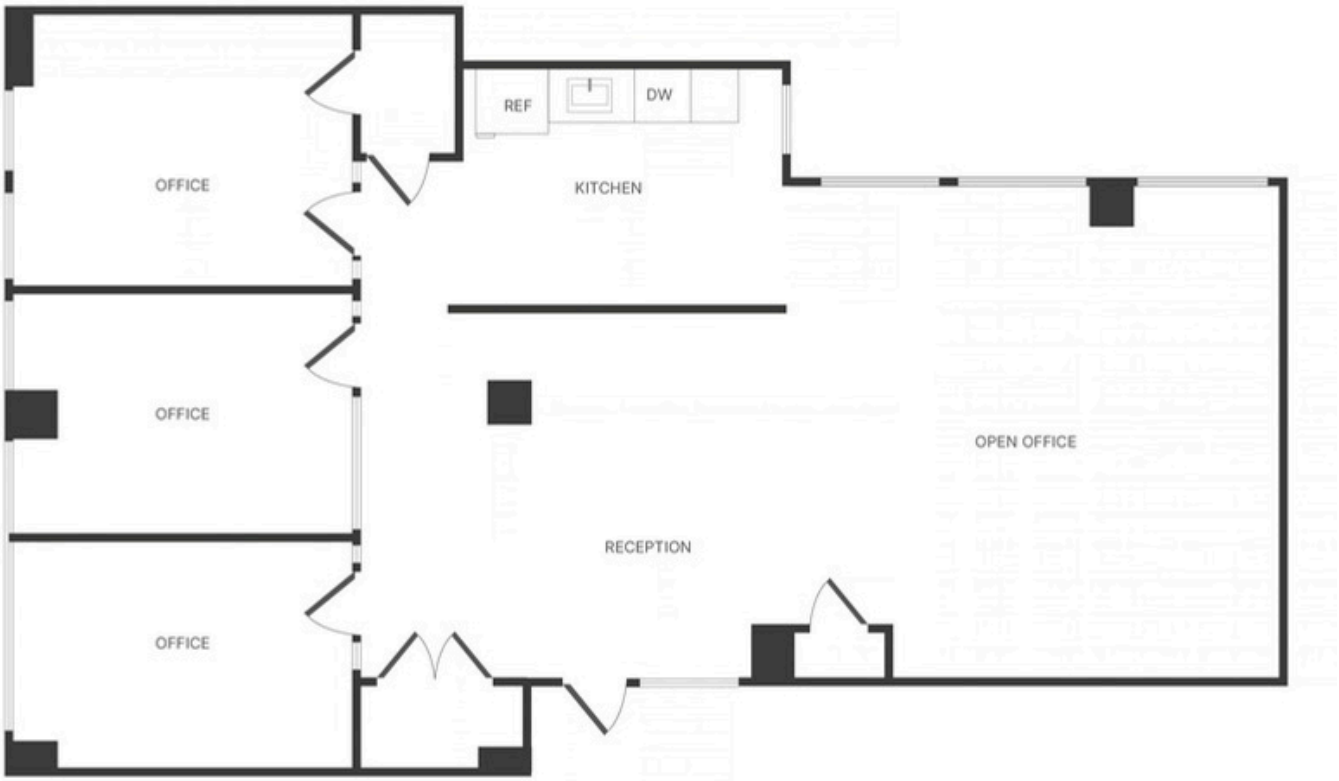
Suite 605

SIZE

2,695 RSF

FEATURES

- Corner Suite
- Reception
- 2 Offices
- 1 Meeting Room
- Large Pantry
- 16 Workstations
- High Ceilings
- Natural Light





Suite 901

8,831 RSF






VIRTUALLY STAGED



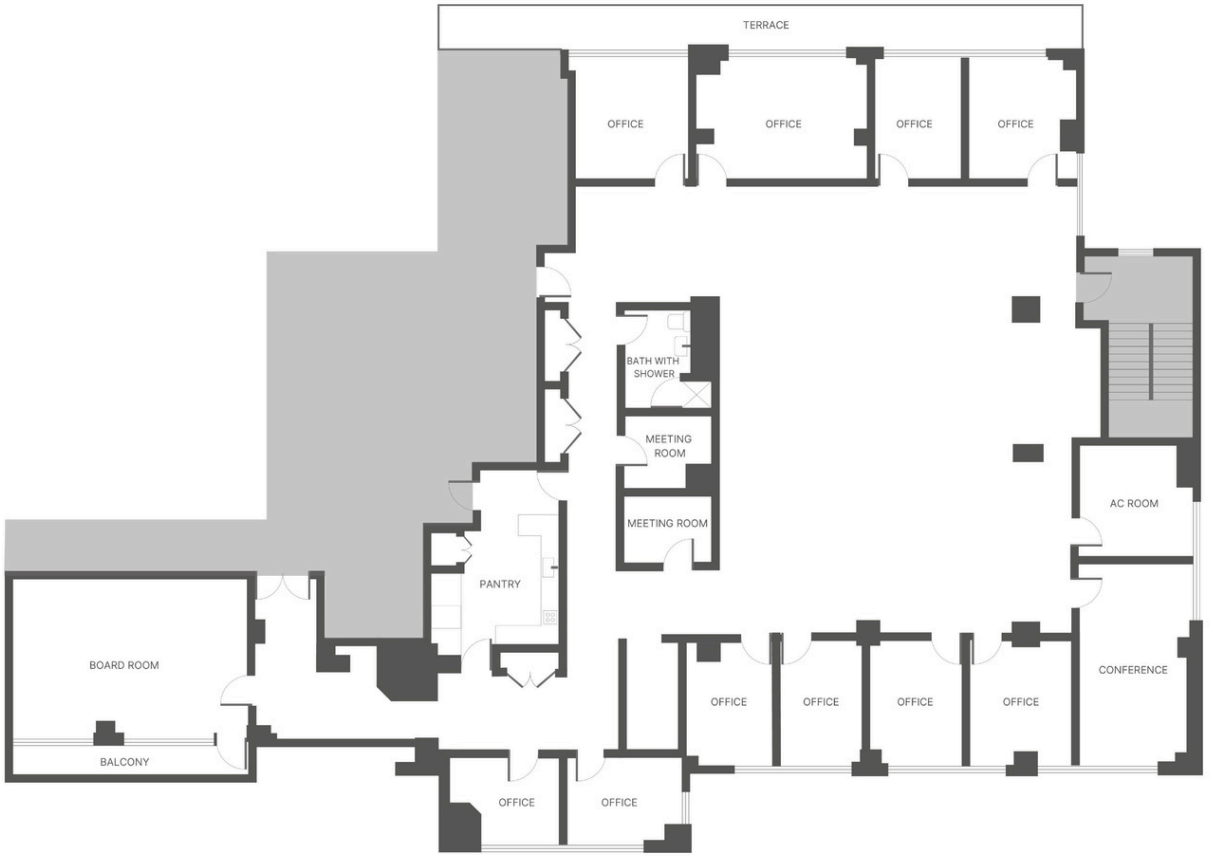
Suite 901

SIZE

8,831 RSF

FEATURES

- Corner suite
- 10 Offices
- 1 Board Room
- 1 Conference Room
- 2 Meeting Rooms
- Open Area
- Pantry
- Private Bathroom with Shower
- Terrace
- Balcony





Suite 905

3,131 RSF









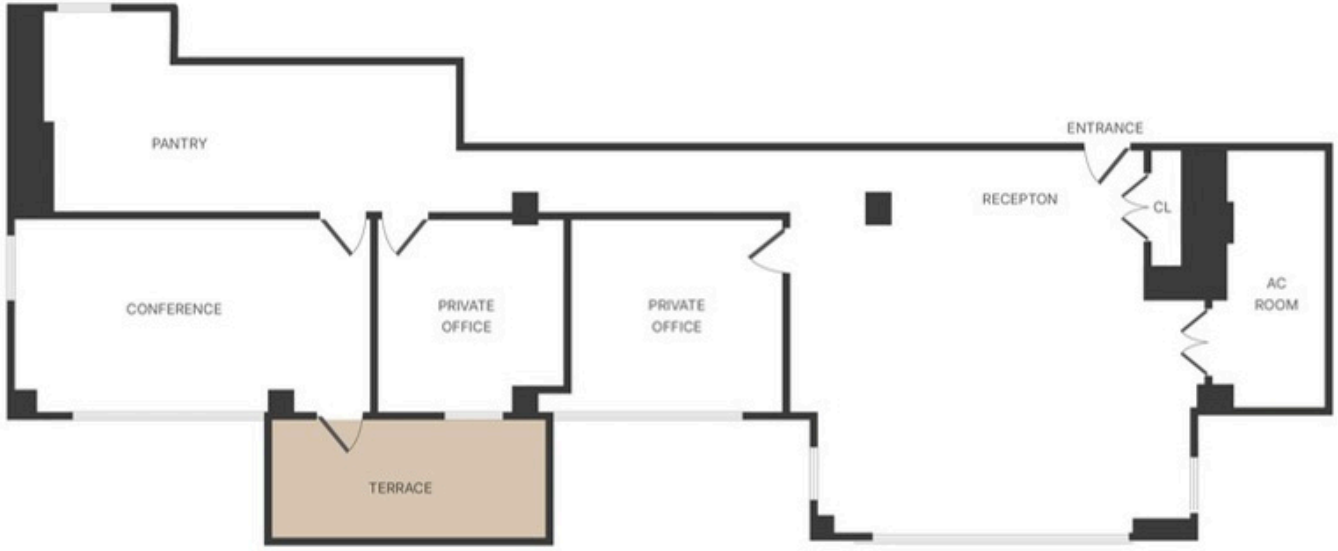
Suite 905

SIZE

3,131 RSF

FEATURES

- Corner Suite
- Reception
- 2 Offices
- 1 Conference Room
- Large Pantry
- Terrace





Suite 1003

5,736 RSF






VIRTUALLY STAGED



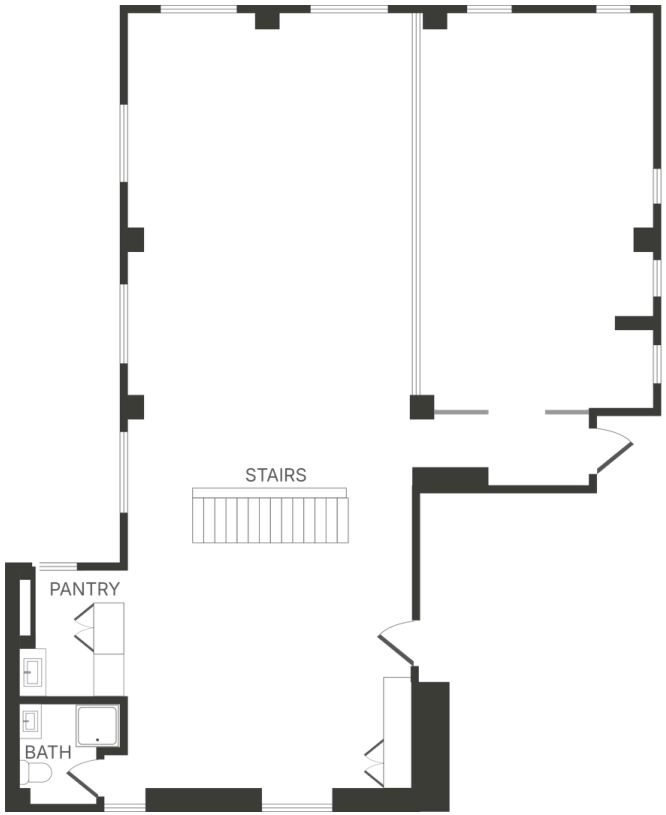
Suite 1003

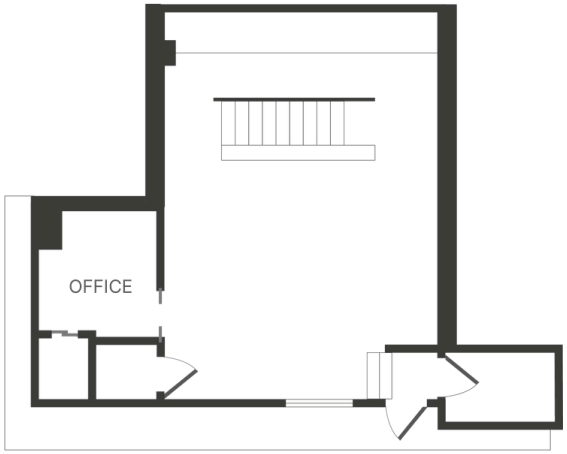
SIZE

5,736 RSF

FEATURES

- Top Floor Furnished Duplex Office
- 1 Conference Room
- Pantry
- Private Bathrooms
- 25+ Workstations





SHARED ROOF DECK AND CONFERENCE ROOM









321 WEST 44TH STREET

NEIGHBORHOOD MAP

